



**Belles Ville, Gilesgate, DH1 2HY**  
**2 Bed - House - Mid Terrace**  
**O.I.R.O £139,950**

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## Belles Ville Gilesgate, DH1 2HY

No Upper Chain \*\* Extremely Spacious Floor Plan \*\* Private Rear Courtyard Garden \*\* Well Presented \*\* Modern Re-Fitted Kitchen \*\* Upvc Double Glazing & GCH Via Combination Boiler \*\* Ideal Starter, Family or Investment property \*\* Close to Durham City \*\* Excellent Local Amenities & Transport Links \*\* Viewing Advised \*\*

The floor plan comprises; entrance hallway, comfortable lounge, separate dining room with stairs to the first floor, modern re-fitted kitchen with door out to the enclosed and private rear courtyard garden. The first floor has two large double bedrooms, useful study or nursery room which is off the main bedrooms, and a good size family bathroom which includes separate shower cubicle.

Gilesgate is an immensely popular village, boasting a prime location for those who enjoy leisurely walks to Durham City and along the riverside. Furthermore, its close proximity to the train station and the A690, offering access to the A1(M), makes it an excellent choice for commuters.

Within Gilesgate you'll find a variety of local amenities such as shops, a convenience store, a welcoming public house, and a selection of take-away restaurants. For a broader shopping experience, the Dragonville retail park is just a short distance away, featuring numerous shops, a supermarket, and a petrol station. Additionally, Durham City centre offers a wealth of extra amenities and facilities.

Families in Gilesgate are also well-served by nearby schools, including Durham Free School, Durham Gilesgate Primary School, and St Hild's C of E Primary School. Moreover, residents have the advantage of access to Durham Johnston and St Leonard's Catholic School.



















## GROUND FLOOR

### Hallway

### Lounge

14'10 x 15'03 (4.52m x 4.65m)

### Dining Room

18'10 x 13'07 (5.74m x 4.14m)

### Kitchen

13'07 x 9'02 (4.14m x 2.79m)

## FIRST FLOOR

### Bedroom

15'04 x 12'01 (4.67m x 3.68m)

### Study / Nursery

15'04 x 6'04 (4.67m x 1.93m)

### Bedroom

14'01 x 12'02 (4.29m x 3.71m)

### Bathroom/WC

10'01 x 8'08 (3.07m x 2.64m)

### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 11 Mbps, Superfast 80 Mbps, Ultrafast 10000 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx. £1,701 p.a

Energy Rating: D



Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.

# Belles Ville

Approximate Gross Internal Area  
1294 sq ft - 120 sq m



## SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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| Energy Efficiency Rating                    |           |                         |
|---------------------------------------------|-----------|-------------------------|
|                                             | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (82 plus) <b>A</b>                          |           | <b>85</b>               |
| (81-81) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            |           |                         |
| (55-68) <b>D</b>                            |           |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            | <b>67</b> |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| England & Wales                             |           | EU Directive 2002/91/EC |

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.





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